

AMT FINANCED 4,212.76



BOOK 1550 PAGE 161

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Whereas, Lawrence D Anderson
and Geneva L Anderson
of the County of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to FINANCE ONE OF SOUTH CAROLINA, INC., hereinafter called the Mortgagee, and have given their promissory Note therefore bearing even date herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 9,161.07 together with interest on unpaid balances, it being hereby expressly agreed that upon default in the payment of said note or of any charge in connection therewith, or of insurance premiums, taxes or assessments or in the performance of any of the requirements herein contained as to taxes or insurance or of any of the other conditions hereof, the Mortgagee shall have the right to declare immediately due and payable the entire unpaid principal balance hereof and accrued interest thereon, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee up to 15% of said unpaid balance for any litigation concerning the debt, and all other amounts secured hereby.

NOW KNOW ALL MEN That the Mortgagors, in order better to secure the payment of the note above mentioned in accordance with its terms, and all other sums mentioned therein or herein, to the Mortgagee, and also in consideration of the further sum of TEN DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real property:

All that lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 49 on plat of Cochran Heights Addition, property of Mrs. N.C. Cochran Estate recorded in plat book WW page 21, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the south side of Maxcy Avenue, the joint front corner of Lots 48 & 49 and running thence with the joint line of said lots S. 22-41 W. 207.8 feet to an iron pin; thence S. 63-14 W. 100.3 feet to an iron pin corner of Lot 50; thence with the line of said lot N. 22-51 E. 214.9 feet to an iron pin on the south side of Maxcy Avenue; thence with the south side of said street N. 67-19 E. 100 feet to the beginning corner.

This is the same property conveyed to grantors by Robert Norris Buckley by deed dated June 7, 1976 recorded June 8, 1976 in deed vol. 1037 page 579 of the RMC Office for Greenville County, S.C., and is conveyed subject to any recorded restrictions easements or rights of way or any shown on the plat or on the ground.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage held by First Federal Savings and Loan Association in the original amount of \$15,250.00 recorded June 4, 1976 in mortgage vol. 1369 page 456 of the RMC Office for Greenville County, S.C. on which there is a balance due of \$15,200.00

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

Derivation: Elizabeth S. Carpenter & Shirley T. Boulet
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